



## REPORT TO THE HEARING OFFICER

HEARING DATE: November 3, 2004 REPORT NO. HO-04-170

ATTENTION: Hearing Officer

SUBJECT: THOMAS JEFFERSON SCHOOL OF LAW  
CUP NO. 98-0453

LOCATION: 2121 San Diego Avenue

APPLICANT: City Of San Diego, Development Services Department, Land  
Development Review

### SUMMARY

Requested Action - Should the Hearing Officer approve the request for Revocation of CUP No. 98-0453?

Staff Recommendation - Approve the request for a Hearing Officer Hearing to Revoke CUP No. 98-0453.

Environmental Review – This revocation is categorically exempt from environmental review pursuant to CEQA Section 15321(a).

### BACKGROUND

The approximate one acre site is located at 2120 and 2121 San Diego Avenue at and north of Bandini Street in the CL-6 zone of the Mid-City Planned District Ordinance and the Uptown Community Plan area. The project site is legally described as Lots 2-6, Block 217, and Lots 8-10, Block 218, Middletown, J.E. Jackson Map and Parcel A, Parcel Map 547. The site now contains a Conditional Use Permit to operate the Thomas Jefferson School of Law, two office buildings utilized for classrooms, administrative and faculty offices, a law library, common areas and 179 on site parking spaces.

### DISCUSSION

The City is requesting a revocation of the existing CUP Permit No. 98-0453 The Thomas Jefferson School of Law. A letter was sent to Mr. Vandavelde at the Thomas Jefferson School of Law on February 18, 2004 listing the violations and asking that the school come into conformance. The school is in violation of permit condition numbers 7, 11 – 13, 16 and 29 and to date, the school has not complied with the City of San Diego's request to bring the school into conformance. It was asked by the City of San Diego that the requested permits and approvals be applied for within 60 days from the February 18<sup>th</sup> date and that all work be completed 180 days from the date of the approved permits. Because the school has not complied, and time has expired, the City of San Diego is requesting a revocation of CUP Permit No. 98-0453.

#### ALTERNATIVE

1. Approve the request for Revocation of CUP Permit No. 98-0453.
2. Deny the request for a Hearing Officer Hearing to Revoke CUP Permit No. 98-0453 and allow the applicant to bring the Thomas Jefferson School of Law into conformance with the current CUP Permit No. 98-0453.

Respectfully submitted,

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Teri Avakian-Hughes, Associate Planner

Attachments:

1. Copy of Approved CUP Permit No. 98-0453